

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcels 19B, P8, PB-6, PB-8, RD-79, RD-80, RD-83, R6, R6a, SE-86, and that portion of Parcel P-16 which lies southwesterly of Pelham Street are consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That "Map No.3: Reuse Parcels is hereby modified, as shown on the attached Exhibit A: Modifications to "Map No. 3: Reuse Parcels," by:
 - (a) The redesignation and reconfiguration thereon of Parcels 19B, P8, PB-6, PB-8, RD-79, RD-80, R6, R6a, SE-86, and that portion of Parcel P-16 that lies southwesterly of Pelham Street as Parcels 19b-1 through 19b-4, 19b-7 through 19b-11, Circle C, and Circle D;
 - (b) The addition of 397 Shawmut Avenue to Parcel RD-83 and the redesignation and reconfiguration thereof as Parcel 19b-6; and
 - (c) The addition of that property that lies between All Saints Lutheran Church and Pembroke Street and the designation thereof as Parcel 19b-5.

2. That Section 602, "Table A: Land Use and Building Requirements" is hereby modified, as shown on the attached Exhibit B: Additions to "Table A: Land Use and Building Requirements," by substituting Parcels 19b-1 through 19b-11, Circle C, and Circle D and their respective land use and building requirements in place of Parcels 19B, P8, PB-6, PB-8, RD-79, RD-80, RD-83, R6, R6a, SE-86, and that portion of Parcel P-16 that lies southwesterly of Pelham Street.
3. That "Map No. 1: Property Map" is hereby modified, as shown on the attached Exhibit C: Modifications to "Map No. 1: Property Map", by:
 - (a) The designation those portions of Parcel 19b-2 and Circles C and D lying across Pembroke Street, that portion of Parcel 19b-6 representing 397 Shawmut Avenue, and Parcels 19b-5, 19b-9, and 19b-11 as "property acquired for clearance and redevelopment";
 - (b) changing the designation of Parcel 19b-4 from "property acquired for public facilities" to "property acquired for clearance and redevelopment" and "property acquired for rehabilitation";
 - (c) changing the designation of Parcel 19b-7 from "property acquired for rehabilitation" to "property acquired for clearance and redevelopment";
 - (d) changing the designation of that portion of Parcel 19b-8 lying along Drapers Lane and below the northwestern boundary of Newland Street and Parcel 19b-10 from "property acquired for public facilities" to "property acquired for clearance and redevelopment."
4. That "Map No. 2: Proposed Land Use" is hereby modified, as shown on the attached Exhibit D: Modifications to "Map No. 2: Proposed Land Use", to conform with the permitted uses of Parcels 19b-1 through 19b-11 as shown on the attached Exhibit B.
5. That "Map No. 5: Proposed Rights-of-Way" is hereby modified, as shown on the attached Exhibit E: Modifications to "Map No. 5: Proposed Rights of Way", by:
 - (a) The creation of Circle C and Circle D;
 - (b) the designation of Newland Street between West Newton and West Brookline Streets, Ivanhoe Street between West Dedham Street and Drapers Lane, and Pelham Street between Shawmut Avenue and Washington Street as "existing streets to remain";
 - (c) the deletion of the rights-of-way on that portion of Parcel 19b-8 adjacent to Drapers Lane between Ivanhoe and Newland Streets and on that portion of Parcel 19b-11 lying on Newland Street between Drapers Lane and Upton Street;
 - (d) the designation of a utility easement across that portion of Parcel 19b-2 lying across West Brookline Street, a utility

easement across that portion of Parcel 19b-2 lying across
Pembroke Street, and utility and access easements across Parcel
19b-11; and

- (e) the designation of Newland Street between Drapers Lane and Upton Street (Parcel 19b-11) as an "existing street to be closed."
- 6. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
- 7. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
- 8. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
- 9. That the foregoing modifications shall be severable such that if one or more of the same shall be determined invalid the remainder shall remain in full force and effect.
- 10. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, dated August, 1974.

Exhibit A

Modifications to "Map No. 3: Reuse Parcels

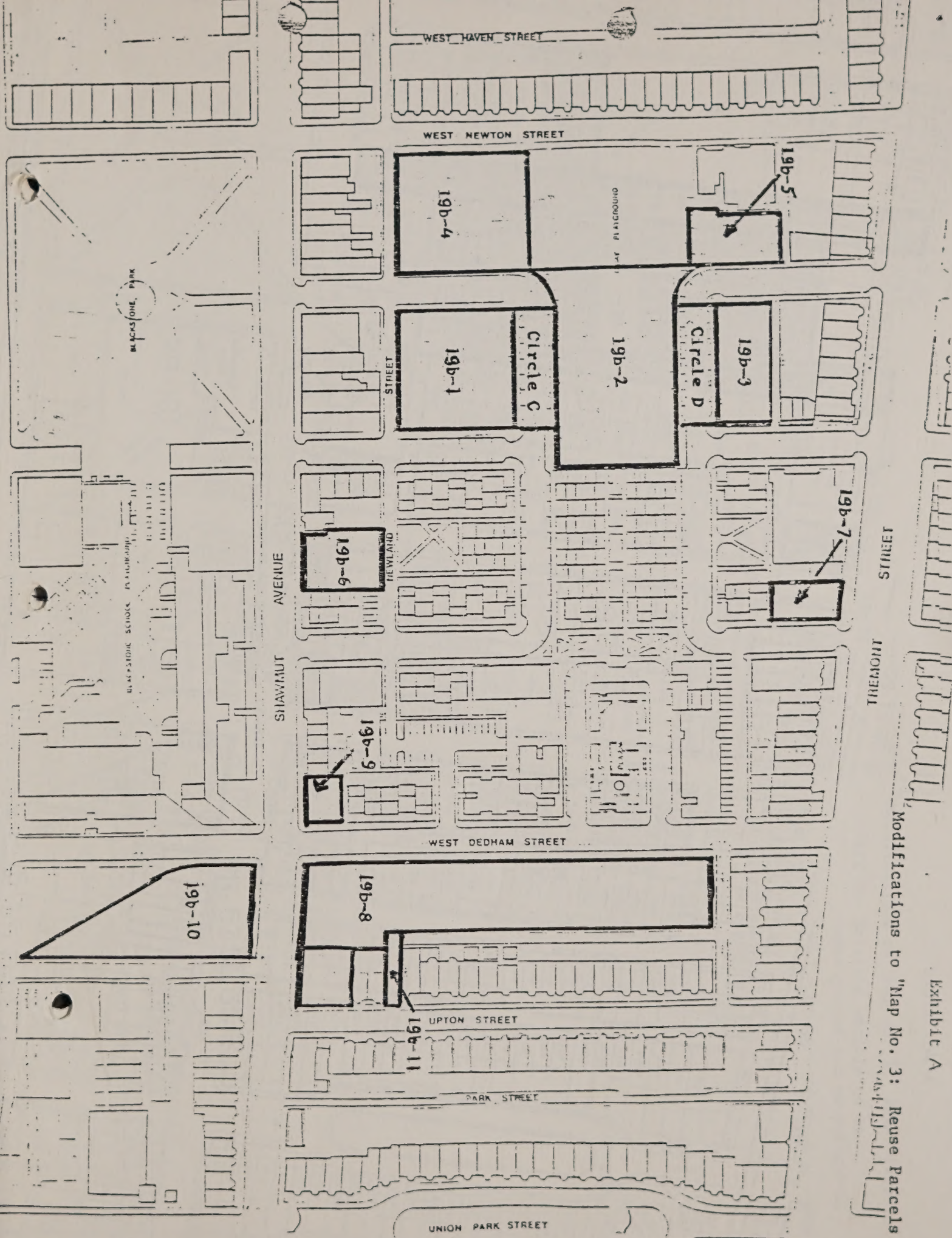


Exhibit B

Additions to "Table A: Land Use and Building Requirements"

Part 1: Additions to Table A

Reuse Parcel Number	Permitted Land Use	Minimum Set Back (in feet)	Minimum Height	Maximum Height	Net Density (Dwelling Units per Acre)	Minimum Parking Ratio	Planning and Design Requirements
19b-1	Residential	Z	24	40	50	Z	A, B
19b-2	Residential	Z	12	50	40	Z	A, B
19b-3	Residential	Z	12	50	50	Z	A, B
19b-4	Residential, Rehabilitation	Z	12	50*	65	Z	A, B
19b-5	Residential	Z	12	40	50	Z	A, B
19b-6	Residential	Z	12	40	40	Z	A, B
19b-7	Residential	Z	12	50	40	Z	A, B
19b-8	Residential, Commercial Offices, Recreation	Z	24	70	45	Z	A, B
19b-9	Open space, Recreation	NA	NA	NA	NA	NA	NA
19b-10	Residential	Z	12	50	45	Z	A, B
19b-11	Access drive, Parking, Open Space, Recreation	NA	NA	NA	NA	NA	
Circle C	Access road, Service drive, Parking	NA	NA	NA	NA	NA	N
Circle D	Access road, Service drive, Parking	NA	NA	NA	NA	NA	N

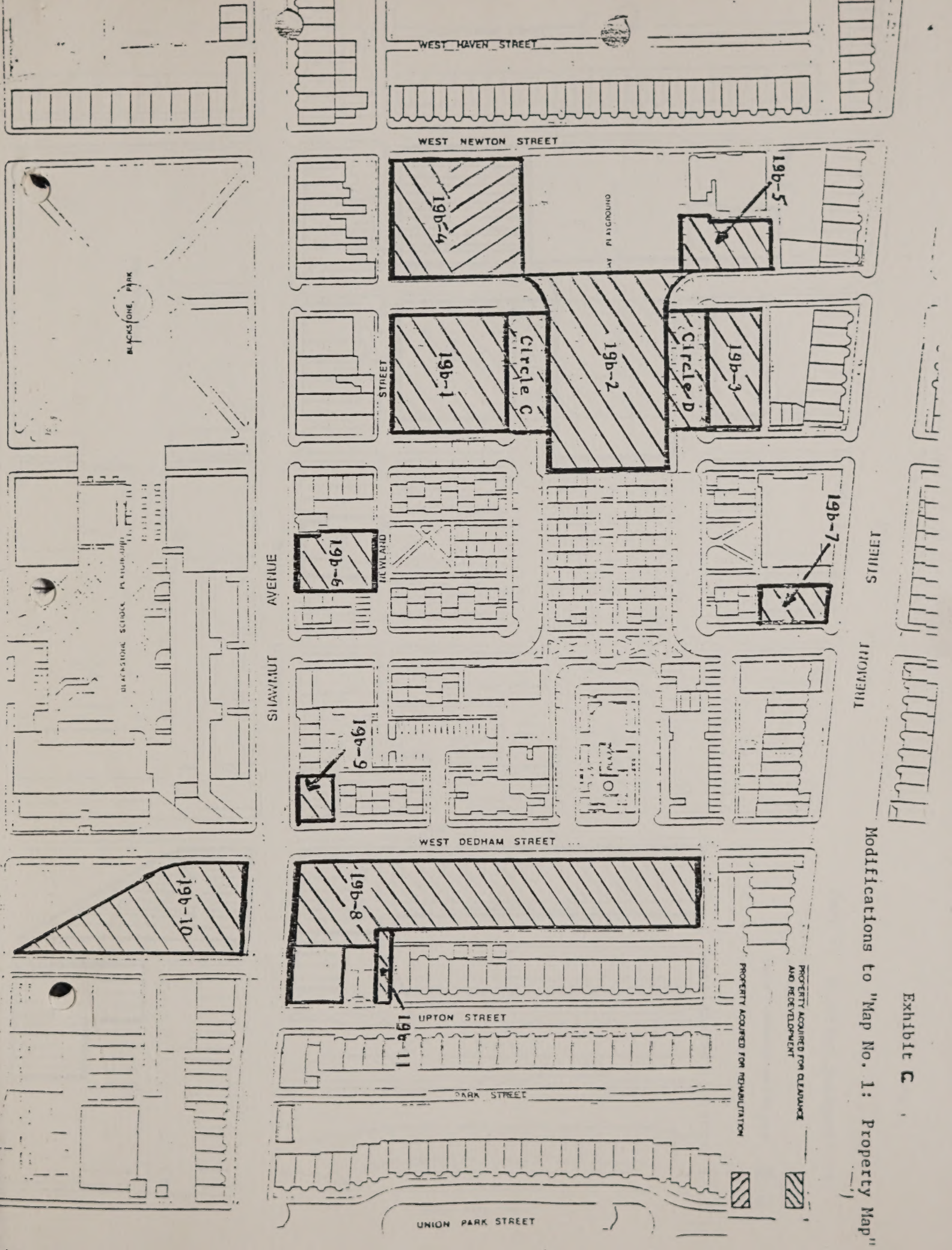
Additions to "Table A: Land Use and Building Requirements"

Part 2: Existing requirements to be deleted from Table A and replaced by those of Part 1.

replaced by those of Part 1.					Maximum Net Density (Dwelling Units per Acre)	Minimum Parking Ratio	Planning and Design Requirements
Reuse Parcel Number	Permitted Land Use	Minimum Set Back (in feet)	Height Minimum	Maximum			
19b	Residential	Abutting Property: 30 West Brookline: 10 Pembroke Street: 10	24	40	45	1/d.u.	A, B, C, F
P8, P-16 SW of Pelham Street	Public Mall or Plaza	NA	NA	NA	NA	NA	M, N, W
PB-6	Institutional	Upton: 10 Shawmut Avenue: 20 W. Dedham Street: 10	12	40	NA	Z	B, C, Q
PB-8	Commercial or offices		12	40	NA	Z	
	Parking Structure		-	24	NA	NA	
	Residential		24	40	AA	1/d.u.	
	Institutional	Z	12	40	AA	Z	B
RD-79, -80	Residential - upper floors Commercial - ground floor Rehabilitation	Parcel P7: 0 Tremont Street: 20	90	120	40	1/d.u. + AA for non-residential uses	B, C, D, K, E
RD-83	-	-	-	-	-	-	-
R6, R6a	Residential, Institutional	Z	24	60	40	Z	B, C

Exhibit C

Modifications to "Map No. 1: Property Map"

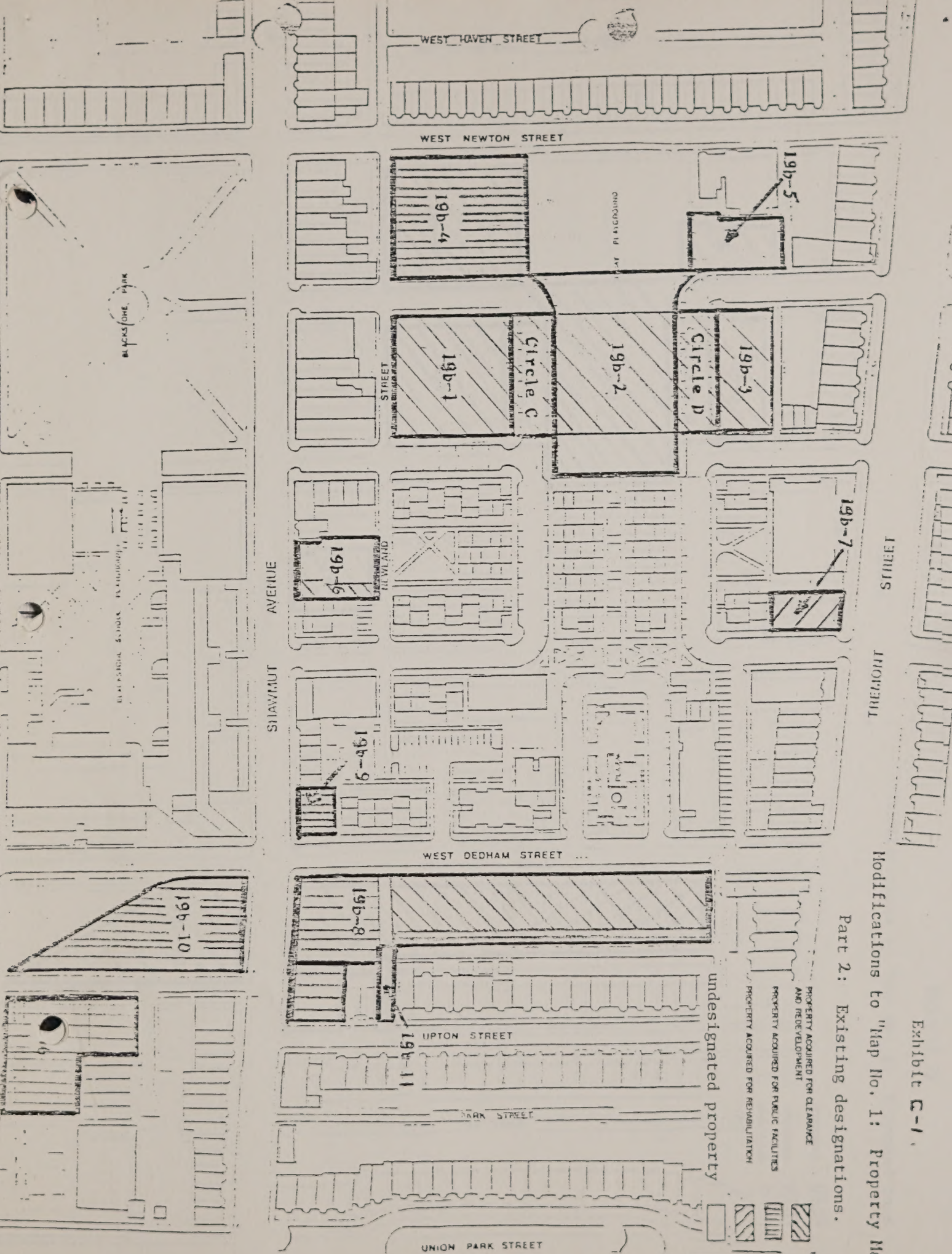


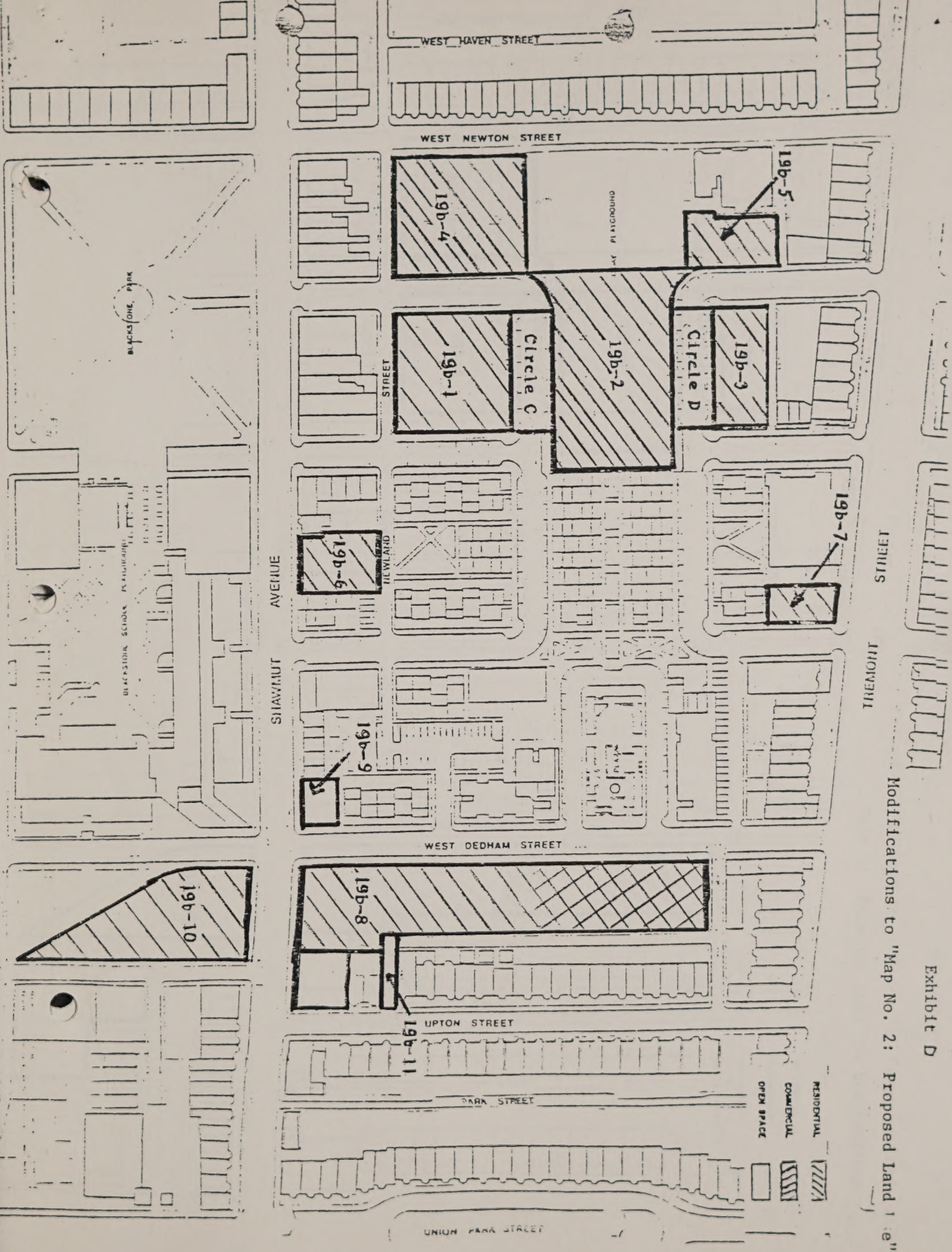
Modifications to "Map No. 1: Property Map"

Part 2: Existing designations.

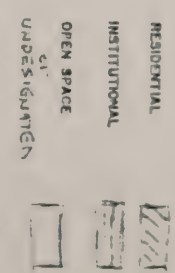
- PROPERTY ACQUIRED FOR CLEARANCE AND REDEVELOPMENT
- PROPERTY ACQUIRED FOR PUBLIC FACILITIES
- PROPERTY ACQUIRED FOR REHABILITATION

undesignated property

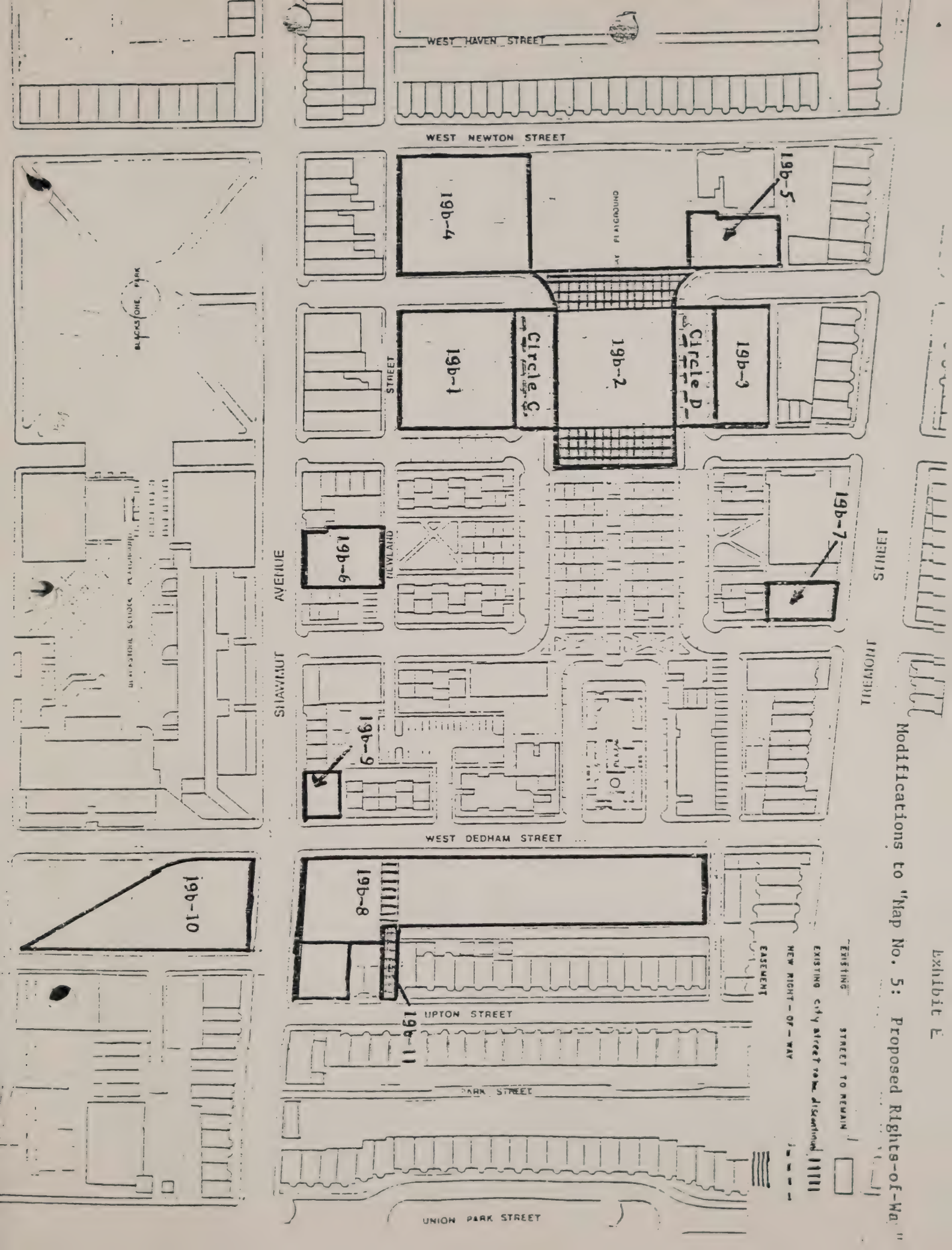




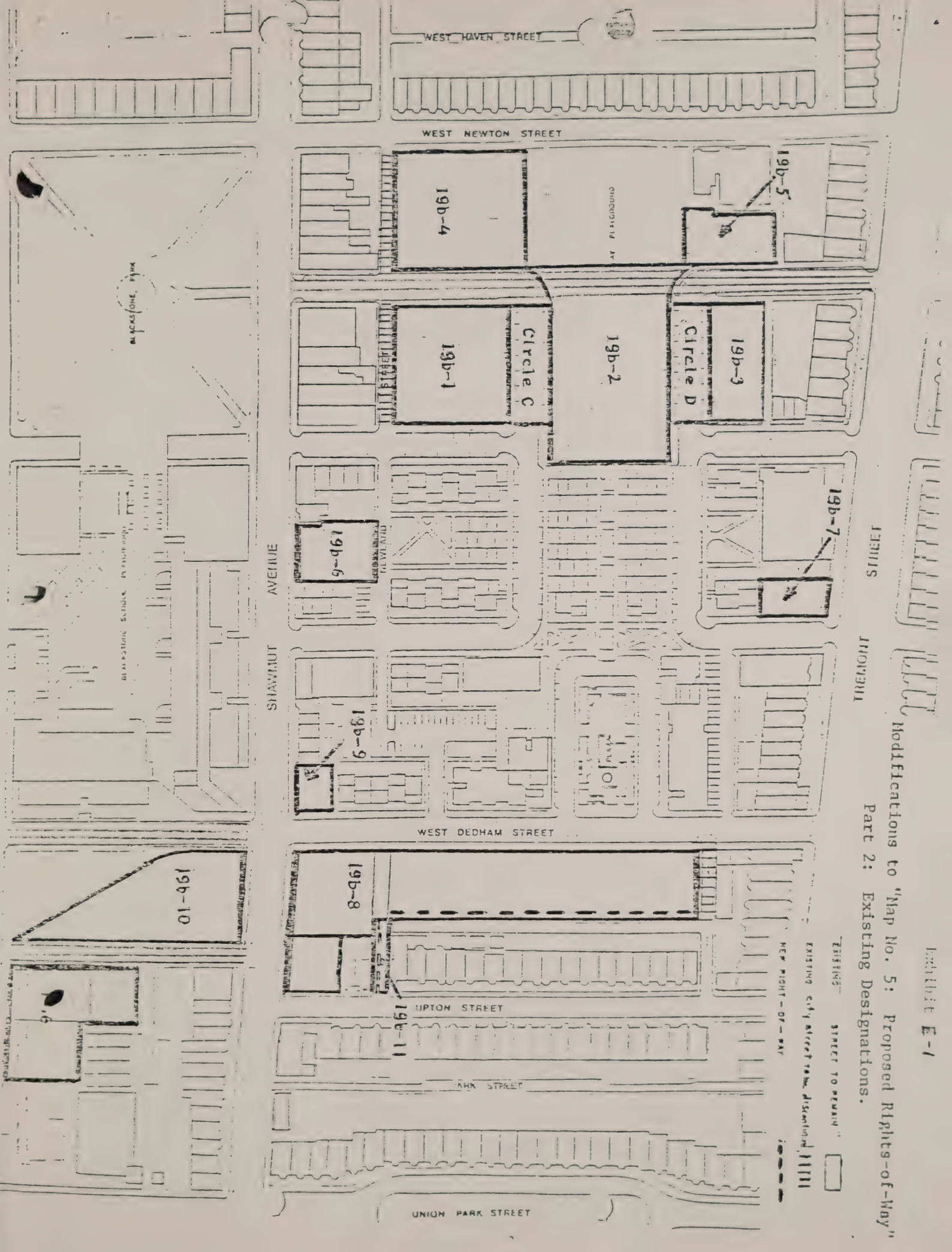
THEOREM
SHEET



Modifications to "Map No. 5: Proposed Rights-of-Way"



Modifications to "Map No. 5: Proposed Rights-of-Way"
Part 2: Existing Designations.



EXISTING STREET TO REMAIN

EXISTING CITY STREET TO BE DISCONTINUED

NEW RIGHT-OF-WAY

WEST HAVEN STREET

WEST NEWTON STREET

19b-5

19b-4

PLAYGROUND

19b-3

Circle D

19b-2

Circle C

19b-1

19b-6

19b-7

19b-9

WEST DEDHAM STREET

19b-8

19b-10

LIPTON STREET

19b-11

ANN STREET

UNION PARK STREET

BLACKSTONE, PLANK

SHAWMUT AVENUE

3/9
June 19, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
PROCLAIMER OF MINOR MODIFICATIONS OF THE URBAN
RENEWAL PLAN

SUMMARY: This memorandum requests that the Authority (1) Adopt several minor modifications of the South End Urban Renewal Plan with respect to Disposition Parcels 19b, P8, Pb-6, Pb-8, RD-79, RD-80, RD-83, R-6, RD-83, R6, R69, SE-8C, and a portion of P-16; and (2) authorize the Director to proclaim by certificate these minor modifications.

The Emergency Tenants Council Development Corp., (ETC), the proposed Redeveloper of the above-referenced parcels, anticipates a construction start on 160 units of new housing and 31 units of rehabilitated Housing for Low and Moderate Income residents. The construction of this housing, Vivendas La Victoria II, will complete ETC's Development Plan for parcel 19 in the South End Urban Renewal Area.

The original ETC Plan, devised in 1968, envisioned phased development of new construction and rehabilitated housing for low and moderate income residents. Each phase was designed to allow for as much on-site relocation as possible and to provide affordable housing for community residents.

A key concept of the plan was the creation of loop streets, Paseo Aquadilla and Paseo San Juan, which would become local streets serving the viviendas development. Through traffic, by diverting from West Brookline and Pembroke Streets, would be accommodated by West Dedham And West Newton Streets, located at

either end of the development. Thus a pedestrian oriented neighborhood would be created.

To date, ETC has completed 489 units of new and rehabilitated housing, including 71 units of rehabilitated row housing, 201 units of elderly housing in Unity Tower, 181 new townhouse units in Viviendas LaVictoria Phase I, and 36 units of rehabilitated housing in Casas Borinquen. Viviendas LaVictoria II is now the fifth and final stage of ETC's very successful development plan.

In order to allow this final phase to begin, several modifications to the Urban Renewal Plan are proposed. These modifications involve several changes in the maps and tables contained in the Plan, and are set forth in detail in paragraphs 1 through 5 of the attached form of Resolution. The purposes of the modifications maybe summarized briefly as follows:

1. The changes in Map No. 3 are to reflect (a) a more accurate configuration of parcels as made necessary by improvements in the transporation plan, addition of more proposed units, the results of the litigation concerning buildings to be demolished, and changes in financial factors; (b) the addition of the 397 Shawmut Avenue Parcel as a site for additional units; and (c) the addition of Parcel 19b-5 as a site for additional units.

2. The changes in Table A (land uses) relate to the creation of the 2 loop streets (Paseo San Juan and Paseo Aquadilla) for an improved vehicular and pedestrian pattern, and are also needed to make Table A consistent with the changes outlined in the preceding paragraph.

3. The new designations in Map No. 1 relect changes

of uses in several parcels which have experienced deteriorating conditions or which are no longer appropriate for the original uses.

4. The changes in Map No. 2 are for purposes of consistency with the changes in Table A, described above.

5. Map No. 5 (rights of way) is changed to reflect the new loop streets, the retention or discontinuance of 4 existing streets, and the designation of easements for public and private utilities.

In the opinion of the Chief General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan, and may therefore be proclaimed by certificate.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan and authorizing the Director to proclaim the modification.

